

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
WORK SESSION #41  
Monday, July 17, 2006**

A work session of the Williamsburg Planning Commission was held on Thursday, June 22, 2006, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Pons, Hertzler, Kafes and McBeth. Absent were Commissioners Young and Rose. Also present were Planning Director Nester and Zoning Administrator Murphy.

**OPEN FORUM**

David Kranbuehl, 201 Harrison Avenue, addressed several issues.

- The Commission needs to look at regulating residential driveways in front yards by prohibiting spaces parallel to the street. A driveway perpendicular to the street and not wider than two cars is the maximum that should be allowed without a special use permit.
- The B&B room limit should be set at six bedrooms, with a possible compromise of seven, but not eight rooms.
- The City should be very cautious about building the BlueGreen timeshare project. The developer should put in writing all things that they have said that they will do.

Stewart Goddin, 715 Goodwin Street, said that B&Bs add to the character of the City, and that there are probably sufficient safeguards in place to govern their expansion.

John Keane, 718 Jamestown Road, said that 10 rooms are more than is needed, but six is not quite enough. He said that he is in favor of increasing the number of rooms to eight.

**PCR #06-014: Amendment of Chapter 21, Zoning, of the Williamsburg City Code, Sec. 21-605(e), Rental of bedrooms to visitors (Bed & Breakfast Establishments), to increase the number of bedrooms allowed to be rented in an owner-occupied single family detached dwelling from 4 to up to 10 bedrooms. Rental of more than 4 bedrooms would require a special use permit approved by City Council.**

Mr. Nester reviewed the memorandum on increasing the number of rooms allowed to be rented by Bed & Breakfast establishments. He discussed parking requirements, lot coverage allowed, the number of establishments that could be eligible for an increase in rooms rented, ADA compliance and parking, etc.

Mrs. Murphy noted that B&Bs can't host outside activities such as wedding receptions – any events would be limited to persons staying at the B&B. Mr. Keane noted that they do not host wedding receptions at A Williamsburg White House.

The following issues were discussed by the Commission:

- Mr. Hetzler asked if there could be a joint parking agreement between a B&B establishment and another residence? Mr. Nester noted that it would be difficult.
- Mrs. McBeth asked if ADA van access aisles counted in parking coverage? Mr. Nester said that they were not, but it should not appreciably change the parking coverage calculated, which was intended to be an approximation.
- Mr. Kafes wondered if the ADA requirements change the character of the house to more commercial.
- Mr. Hertzler asked if allowing B&B expansion erodes the residential character of neighborhoods. Mrs. McBeth said that expansion may be a way to preserve larger homes on larger lots. Mr. Pons said that it will enhance the City and add to the visitor's experience.

Mr. Goddin said that if you follow this logic, you shouldn't allow Colonial Williamsburg to expand, shouldn't allow improvement of the Merchants Square area, etc. The residential expansion proposed by the Comprehensive Plan has much more of an impact than B&B expansion.

Mr. Kranbuehl said again that he would like expansion limited to six or seven rooms.

## **COMPREHENSIVE PLAN**

Mr. Nester noted that Commissioners had been provided with the final revisions to the 2006 Comprehensive Plan, which is on the agenda for Wednesday, July 19 for recommendation to City Council.

There was an extended discussion on the Penniman Road area in light of the proposed BlueGreen timeshare project (400 units). The land use for this area had been changed at the last work session to Corridor Commercial from primarily Mixed Use land use. Mrs. McBeth said she favored going back to the Mixed Use proposal. She noted that the timeshares are a high density residential use. Mr. Kafes said that timeshares are for transient use, not housing.

Mr. Nester restated his option presented at the last work session to designate a small area near the York County line as Mixed Use land use, which would include the Kyra Cook property. Mr. Kafes said that if this was done we would not be doing the residents of the "corner" a favor by zoning it a more restrictive Mixed Use category. Mrs. McBeth said that the Comprehensive Plan should be a vision. She said that commercial

development around the timeshares would have more of a mixed-use character, and that it is presumptive to make a change based just on this one development.

Kyra Cook, 315 Penniman Road, noted that by the time that the timeshares are built out, there will be time for another Comprehensive Plan. She said that she hopes that the four story height will be lowered over time, and requested that all of Penniman Road be changed to Mixed Use land use.

Mrs. McBeth said that she would like to go back to Mr. Nester's proposal of a small area of Mixed Use adjacent to Corridor Commercial land use for the timeshare development. There was a continued discussion of this suggestion between Commissioners, and Mr. Nester reviewed the changes necessary to reserve the small area around the "corner" as Mixed Use land use.

Mr. Pons noted that he owned three lots on Penniman Road in York County, and said that this will not impede his ability to make a decision on this matter.

Following more discussion, it was the consensus of the Commission to designate a small Mixed Use land use area around the "corner", to be implemented with the new LB-2 District. Mr. Nester said that he would make these changes prior to the July 19 meeting.

There were no other changes made to the draft of the 2006 Comprehensive Plan.

## **OPEN FORUM**

There were no additional comments.

The meeting was adjourned at 6:00 p.m.

Doug Pons, 1<sup>st</sup> Vice Chairman  
Williamsburg Planning Commission